



**SCOTTSDALE HOUSING BOARD
3rd Floor Conference Room
7447 E Indian School Road
May 13, 2003
MINUTES**

PRESENT: Chair Person Barbara Williams
Vice Chairman Robert Southworth
Board Members: Jeffrey Burg, Steve Capobres and Tamela Nagy

ABSENT: Del Monte Edwards, Joseph Priniski

STAFF: Molly Edwards, Mark Bethel, Anthony Floyd

CALL TO ORDER

Chair Person Williams called to order a regular meeting of the Scottsdale Housing Board at 5:10 p.m.

APPROVAL OF APRIL 8, 2003 MINUTES

Board Member Capobres requested changes to the draft minutes as follows: Page 2 under section B.3, change Ad to Announcements; also under section B, remove the words "under this section" as the statement referred to 'overall priorities'; under section III.A, change Association to Authority.

Vice Chairman Southworth moved for approval of the April 8, 2003 meeting minutes AS AMENDED. Mr. Burg seconded the motion, which carried 5-0.

UPDATE ON HOME ALLOCATION FOR FY 2003/04

Brian Swanton, Vice President Director of Housing for Community Services of Arizona, and Sally Schwinn of Crown West Commercial Real Estate, discussed their activities to date and a projected timeline for 2003/04. They reviewed the expenditures for the purchase and rehab of Shalimar Sands.

Possible acquisitions for 2003/04 were discussed. Discussion was also held in regard to purchasing vacant land and building **5 or 6** new units. Chair Person Williams voiced her preference of **acquisition and** rehab **of multi-family units** over new construction.

Mr. **Swanton** wondered if the Board would consider approving future funding allocations if another year of subsidy was needed for a large project. Chair Person Williams said the Board

would entertain that idea if the plan was right. Ms. Edwards noted this could possibly be the signature project the Board had outlined in their strategy plan and would make a huge impact on the community. Mr. Capobres suggested being cognizant of the Consolidated Plan in doing this type of project.

Ms. Edwards said further strategy would be developed and this item would be brought back before the Board.

OVERVIEW OF GREEN BUILDINGS PROGRAM

Anthony Floyd distributed pamphlets describing the Green Building Program for the City, noting this was a voluntary program for builders who wanted to minimize environmental impacts. He reviewed some of the incentives for a builder to enter a project into the program, including an expedited permit process. Today about 6% of projects in Scottsdale are 'green' and are expedited through the process. Mr. Floyd also discussed the update of building codes to include energy codes, and updating of the remodeling guidelines to include green building.

HOUSING BOARD PRIORITIES FROM RETREAT

Mr. Capobres reviewed the Board's strategic plan outline as documented in the minutes of 4/8/03 in order to make sure Board Members understood and agreed with the strategy set forth. It was generally agreed to follow this strategy. Further discussion will take place at future meetings.

CHAIR'S REPORT

Chair Person Williams discussed benefits of the Neighborhood College. Discussion was also held regarding Planning Zones and differences in identifying the boundary of South Scottsdale in different reports and statistics. Ms. Edwards said it would be best to stick with the Planning Zones for the purpose of Board discussions and distributed a copy of that map to Board Members. Mr. Bethel noted that if the District concept was adopted by the City Council in the near future, that would change the reporting areas as well.

STAFF REPORT

Ms. Edwards reviewed the draft RFP for technical assistance on a State of Housing Report for the Board and reviewed the time frame. A selection must be made by June 11, 2003 and a contract must be written by June 30th.

Two subcommittees were formed; one to evaluate and interview the applicants, and one to work on the draft report. Board Members Williams, Southworth and Burg will be on the RFP selection committee and Board Members Nagy and Capobres volunteered for the Draft committee.

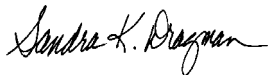
Mr. Capobres said since he did business with some of the people who might respond to this RFP, he would refrain from the selection process, but would be able to serve on the Draft committee (per A.R.S.).

Mr. Bethel discussed pending legislation related to Section 8 housing. He distributed **copies of an overview of new legislation (H.R. 1841 and S. 947) going through Congress that would convert the tenant-based rental assistance program into the Housing Assistance for Needy Families (HANF).** Under this block grant, funding would go to the states rather than to the 2,600 local agencies that currently administer the Section 8 Program such as the City of Scottsdale Housing Agency. **HANF would take effect in fiscal year 2005 if the legislation passes.** Some concerns were expressed about the possible loss of about 16% of funding related to the Section 8 program **as well as local control of the program** and Board Members were encouraged to voice any of their concerns to their legislators as well.

OPEN CALL TO THE PUBLIC (A.R.S. 38-431.02) - No members of the public were present.

ADJOURNMENT - With no further business to discuss, the meeting adjourned at 7:20 PM

Respectfully submitted,

A handwritten signature in cursive script, reading "Sandra K. Dragman".

Sandy Dragman
Recording Secretary